

MANAGEMENT CERTIFICATE  
OF  
WESTBURY HEIGHTS COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Westbury Heights Community Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Westbury Heights.
2. The name of the Association: Westbury Heights Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Lots 11 through 44, Block 39, of Westbury Heights, a subdivision located in Bexar County, Texas according to the map or plat recorded in Volume 20002, Page 733 in the Official Public Records of Bexar County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Westbury Heights Community Association, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 W, San Antonio, TX 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Alamo Management Group  
Attn: Luis Bayona  
Mailing Address: 2611 N. Loop 1604 W, San Antonio, TX 78258  
Telephone Number: 210-485-4088  
Email Address: info@alamomg.com

7. Website to access the Association's dedicatory instruments:  
www.alamomanagementgroup.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$300.00

Transfer Fee - \$395.00

Resale Certificate Fee - \$175.00

WESTBURY HEIGHTS COMMUNITY ASSOCIATION, INC.  
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The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

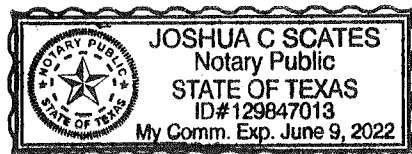
**WESTBURY HEIGHTS COMMUNITY ASSOCIATION,  
INC.,** a Texas non-profit corporation

By: [Signature]  
Name: ROAELIO OLIVAREZ JR  
Title: DIRECTOR

STATE OF TEXAS           §  
  §  
COUNTY OF Bexar       §

This instrument was acknowledged before me this 3 day of May, 2022 by Roaelio Olivaréz Jr., Director of Westbury Heights Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

WESTBURY HEIGHTS COMMUNITY ASSOCIATION, INC.  
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EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Westbury Heights, recorded as Document No. 20220113645, Official Public Records of Bexar County, Texas.
2. Westbury Heights Adoption of Working Capital Assessment, recorded as Document No. 20220119417, Official Public Records of Bexar County, Texas.
3. Westbury Heights Community Manual, recorded as Document No. 20220120539, Official Public Records of Bexar County, Texas.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220120621

**Recorded Date:** May 12, 2022

**Recorded Time:** 3:10 PM

**Total Pages:** 4

**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/12/2022 3:10 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk